

CHAPTER 6

COMMUNITY FACILITIES

One of the primary goals in long-range community planning is to plan for and coordinate the expansion of vital infrastructure improvements. Community infrastructure needs are paramount when planning for the future growth of a Town, County, or a specially designated growth area within a jurisdiction.

Many jurisdictions have recognized that public infrastructure or facilities are not always capable of handling the impact of new development. Public agencies cannot always provide increased services needed by new growth, and new development does not necessarily mitigate the problems it may cause.

The responsibility for maintaining acceptable levels of service rests with the governing body, who must either limit growth so services need not be expanded, or assure that service levels keep pace with the planned development.

Two traditional planning tools by which public services are scheduled to keep pace with new land development are the *Capital Improvements Program* or "CIP" and *Adequate Public Facilities Ordinance* or "APFO". The APFO is intended to work in conjunction with the Capital Improvements Program, by timing development, which is based on level of service currently available within a jurisdiction.

The *CIP* is a long range planning implementation tool by which needed public improvements are placed into a specific time frame for funding, design, engineering, and construction. The *CIP* is an adopted document that delineates a schedule of the improvements for public facilities such as roads, parks, fire stations, schools, etc. The typical time frame for a capital improvements program is five years, with a yearly update to reprioritize needed facilities and associated funding for the listed projects.

Many municipalities do not have traditional Capital Improvement Programs (*CIPs*) in place to obligate a specific schedule for needed public improvements. This often leads to a continuous shortfall of facilities with no specific plan in place to construct them and therefore alleviate the demand on the system. When this continual shortfall of provision of services occurs, and the demand of the new residents is not met, the quality of life within the community begins to noticeably deteriorate. The Town of Mount Airy recently adopted an Adequate Facilities Ordinance that requires proposed development to meet specific standards.

The decline of the overall quality of life in a growing community is not a desirable result from allowing growth. The desired scenario is an overall balance between growth and

provision of adequate services: that balance should be continuously pursued. Recently the Town adopted its first formal Capital Improvements Program for a variety of facilities relating to water and sewer improvements, road improvements, recreation facilities and other various capital projects. This will ensure a specific schedule by which certain improvements will be made to offset any deficiencies of infrastructure that the town may have.

Primary infrastructure improvements that will be discussed within this chapter that are necessary to serve new population growth and development are:

- ♣ Water Services
- ♣ Sewer Services
- ♣ County School System
- ♣ Parks and Recreation
- ♣ Emergency Services
- ♣ Police service
- ♣ Solid waste and recycling

This chapter will also discuss and analyze current inventory of facilities for each category of public facilities, but also future long-term and short-term needs.

WATER AND SEWER

Town Water and Sewer System

Town Water System

The Town of Mount Airy owns and operates a public water system, which is a community well system, and provides water to Town residents only. Development currently in the unincorporated areas uses individual private wells. Unincorporated areas, which are planned to be serviced with Town water, must first be annexed into the Town boundaries, prior to that service being connected.

The Town's existing water supply system consists of eight wells, transmission and feeder mains and four pumping stations with four aboveground retention/contact tanks. The Town also operates two elevated tanks capable of holding 775,000 gallons in reserve. The main wellfield is located in Frederick County and consists of wells #1-4. Wells #5 and #6 are located in Carroll County west of MD 27. Well # 7 (Twin Ridge Subdivision) and well #8 (Summit Ridge Subdivision) were brought on line as a result of the those two subdivisions.

Wells 1,2,3,4,7 (Main Well Field)	437,000 gpd (68%)
Wells 5 and 6	165,000 gpd (25%)
Well 8	43,600 gpd (7%)
Total Yield	646,200 gpd (Existing Supply)
<i>Future Well Sources</i>	
Well 9 (Town Property)	167,000 gpd (Projected) (16%)
Well 10 (Flickinger Property)	216,000 gpd (Projected) (21%)
Total Future	383,000 gpd (Projected) (37%)
Total Existing	646,200 gpd (63%)
TOTAL SUPPLY (Future and Existing)	1,029,200 gpd

Current Maryland Department of the Environment has allocated and permitted the Town for a total of 648,00 gallons per day to be extracted from all eight wells currently on line. The Town is currently withdrawing more water from Well #8, than the MDE permit allows. The Town has applied to MDE to come into compliance. The Town has requested an increase in well #8 production from the Maryland Department of the Environment as part of the system wide water system expansion. The town is also purchasing land to construct a third water storage tank capable of holding 1,000,000 gallons of water in reserve.

Town Water Study

The Town of Mount Airy recently contracted with Hyder North America consultants (Now, Arro Consultants) to conduct a water study to get an evaluation of the current water supply within the Town's aquifer recharge areas. This was a necessary step to evaluate current supply and future needs for the large amount of land development that has occurred during the past six years. In that time, the Town experienced significant growth. Additionally, a drought period from 2000 to 2002 has generated concern on whether the current wells could meet the average daily demand. Below is a chart providing a summary of the Town's daily average water production from 1997 to 2002. Based on this information, the Town's average daily demand for water is around **600,000** gallons per day.⁷

Year	Average Water Production Gallons Produced	Actual Usage Daily Average
1997	191,646,845	525,060
1998	196,987,090	539,690
1999	190,331,660	521,460
2000	215,114,620	589,360
2001	239,626,530	656,511
2002	243,510,150	667,152

This particular water study for the Town also established a definition for "Equivalent Dwelling Unit Assessment" (EDU) in order to be able to assign EDUs to existing customers and project future water needs. An EDU is equal to one (1) dwelling unit, ten (10) employees at a commercial or industrial establishment or 250 gallons per day. This is also a standard that is established by the Maryland Department of the Environment.

Equivalent Dwelling Units (Committed but not yet connected)

The following is a list of equivalent dwelling units that have received approval to connect to the existing water system but were not connected by April 2002.

- Residential 663 EDUs
- Industrial 63 EDUs
- Commercial 66 EDUs
- Total 792 EDUs

Available Areas within the existing Town Corporate Limits

The following is a list of possible "in-fill" areas within the Town's existing corporate limits that could be developed. This was compiled using the Town's latest land use information.

⁷ Town of Mount Airy Ground water Supply Evaluation, Hyder North America Consultants, February 2001.

Available Land Development within the Corporate Limits – Total Water Usage

R-2	136 acres	1.75 dwellings per acre	24.4%	238 EDU
R-3	15 acres	3.0 dwellings per acre	4.6 %	45 EDU
R-5	15 acres	5.0 dwellings per acre	7.7 %	75 EDU
R-7	36 acres	7.0 dwellings	26.0 %	252 EDU
CC	13 acres	500 gallons per acre	2.7 %	26 EDU
<u>Ind.</u>	<u>101 acres</u>	<u>1,000 gallons per acre</u>	<u>34.6 %</u>	<u>337 EDU</u>
Total	316 acres			973 EDU

Available Areas within the Ultimate Corporate Limits

The following is a list of possible areas outside the Town' s corporate limits but within the outer growth area that could be developed if annexed. This was compiled using the latest land use and subdivision data.

Available Land Development within the Ultimate Corporate Limits – Total Water Usage

R-2 *	522 acres	1.75 dwellings per acre		913 EDU
R-3	125 acres	3.0 dwellings per acre		375 EDU
R-5	45 acres	5.0 dwellings per acre		225 EDU
R-7	60 acres	7.0 dwellings per acre		420 EDU
CC	10 acres	500 gallons per acre		20 EDU
<u>Ind.</u>	<u>100 acres</u>	<u>1,000 gallons per acre</u>		<u>334 EDU</u>
Total	862 acres			2,287 EDU

* Acreage Updated due to the Flickinger Annexation now within the corporate limits

Water Consumption

In order to evaluate the water supply and demand of the Town' s existing water system, average billing cycles for customers was analyzed. The average consumption per household, for the period from 1998 to 2000, was 169 gallons per day. The State of Maryland has determined a standard of 250 gallons per day per residence as normal usage. By the same token, commercial and industrial land uses recorded 318 gallons per day usage. Average combined usage per day between residential, commercial and industrial land uses was 243 gallons per day.

Projected Future Water Needs

Hyder North America Consultants has determined the following list showing average daily water supply needs. These lists show the projected water demand that will be

needed to meet the future demand based on the approved and projected future Town growth.

Projected Water Usage for Planned Development and Ultimate Growth Area			
Water Needs for EDU's Committed but Not Connected			
Residential	663 EDU	=	166,000 GPD
Industrial	63 EDU	=	16,000 GPD
Commercial	66 EDU	=	17,000 GPD
Projected additional average water needs =199,000 GPD			
Water Needs for "In-fill" EDUs within the Existing Corporate Limits			
R-2	250 EDU	=	63,000 GPD
R-3	27 EDU	=	8,000 GPD
R-5	123 EDU	=	31,000 GPD
R-7	315 EDU	=	79,000 GPD
CC	54 EDU	=	14,000 GPD
Ind.	337 EDU	=	85,000 GPD
Projected additional average water needs = 280,000 GPD			

Water Needs for EDU From Ultimate Growth Limits			
R-2	1,051 EDU	=	263,000 GPD
R-3	375 EDU	=	94,000 GPD
R-5	135 EDU	=	34,000 GPD
R-7	420 EDU	=	105,000 GPD
CC	42 EDU	=	11,000 GPD
Ind.	334 EDU	=	84,000 GPD
Projected additional average water needs = 591,000 GPD			

The grand total of the projected average daily water needs, including current usage and what has already been committed to the ultimate corporate limits based on the latest available Town land use data, is 1,653,360 GPD.

Summary of the Town Water System

The Town of Mount Airy currently has adequate groundwater supply for average demands on the established public water system. The water study has verified that the eight wells from which the Town is drawing water can supply enough water for the current average demand and average peak demand. However, the overall system may very well be stressed during drought conditions.

Recent studies done by the Town's water consultants, Arro Consulting, recommended the annexation of the Flickinger property into the Town limits in order to bring an additional good yielding well on line (future well # 10). This well development should also be coordinated with the addition of a ninth well which is located on the town-owned property north of Westridge Subdivision. The ninth well will be developed within the next 1-to 2-year period of time and will be located on the Town-owned property north of Westridge Subdivision. It is obvious from the data that the two new Town wells to come on line within the next two years and added to the water supply system can only serve the current commercial and residential pipeline. Any development on the land in the Town's outer growth area would have to supply a significant water source.

The water study has concluded that ultimate projected build out demand will range from 1,250,000 million gallons per day to 1,600,000 gallons per day. Carroll County has stated in the Master Water and Sewer Plan that success in increasing the water supply from available groundwater will depend on persistent well exploration, along with groundwater quality protection.

Town Sewer System

Existing Sewer System The Town of Mount Airy owns and operates the sewer system which includes nine pumping stations, interceptor and collection lines ranging from 6" to 15" and a newly expanded sewer treatment plant.

The Town of Mount Airy conducted a major expansion of its Wastewater Treatment Plant from 1998 to 1999. The plant was modernized and expanded to double its capacity to accommodate the ultimate growth of the Town. The project was completed in July of 1999, and the newly expanded plant became fully operational at that time. This newly expanded plant has increased the sewage flow capacity from 600,000 GPD to ultimately 1.2 million GPD capacity. This increase of capacity relates to a more serious level of effluent testing from the State and therefore stringent compliance to a new standard for water quality.

The most important aspect of the project was the Biological Nutrient Removal Process. This has greatly reduced the nutrients flowing into the Chesapeake Bay and its respective tributaries. Prior to the upgrade, the average total nitrogen content was 16mg/L in comparison to the current nitrogen content at a level of less than 7mg/L. The phosphorus levels also fell after the expansion, from 3mg/L to less than 1mg/L. The plant has also demonstrated a reduction of all other parameters that are monitored from the State. The new wastewater treatment plant in Mount Airy has received recognition from the State as a "model" facility to serve a small town growth and development plan.

The Town's Waste Water Treatment Plant is located approximately one mile east of MD 27 along an abandoned length of the B & O Railroad. The plant discharges treated

wastewater into the South Branch of the Patapsco River. The average flow into the WTP during 1996 and 1997 was 553,500 gallons per day. During 1998, the flow was 515,000 gpd, 1999 totaled 523,000 gpd, and 2000 was 558,000 gpd. The treatment process consists of the following: a bar screen, grit removal, NNR aeration system, clarifiers, ultraviolet lights and post aeration tank, solids process, sludge holding tank, belt filter press with lime stabilization.

Projected Sewage Flows

Typically, the sewer flow is calculated at 90% of water usage barring significant infiltration during very wet seasons. During a six-month study in the mid 1990s, this approximation held true as the sewer use was about 93% of the water use. During the first half of 2001, the sewer flow was 94% of the water usage. Some infiltration may occur into the older sewer lines or an excessively wet year can cause a higher than normal sewer flow into the system. Future development, however, can be safely projected to produce a sewer flow of 90% of the water usage.

	<u>Projected Sewer Flow</u>	
	<u>Water Use:</u>	<u>Sewer Flow:</u>
A. Existing Use:	620,000	558,000 gpd
B. Approved Development	284,750 x 90%	256,275 gpd
C. Vacant Land	467,750 x 90%	420,975 gpd
CURRENT DEMAND (A+B)	904,750	814,275 gpd
ULTIMATE DEMAND (A+B+C)	1,372,500	1,235,250 gpd

Build-out of approved development could occur by the year 2007, if residential development proceeds at an allowed rate of 40 building permits per development per year. The Town has processed a record number of residential building permits in the last four years with indications that this strong demand for more housing units will not abate for the next several years. Recently, to accommodate an ordinance was passed limiting each development to 24 building permits per year due to infrastructure deficiencies. If the various components of infrastructure are brought up to an acceptable level, the Town will return to allowing 40 units per subdivision per year.

The above figures indicate that the expansion of the sewage treatment facility has occurred with proper timing to be able to feed current and future development appropriately. The plant is currently operating with a permit to ultimately process 1.2 million gallons per day.

Water and Sewer Service Areas

The Water and Sewer Service Area map outlines planned expansion of the water and sewer systems.

The Existing Service Area indicates areas of Town that are currently being serviced by the systems.

The W-1/S-1, or 0-6 Year Service Area indicates areas of Town that would be permitted to connect to the system if they chose to develop. The W-1/S-1 service area includes all undeveloped property within current Town limits.

The W-3/S-3 or 7-10 Year Service Area indicates land that is expected to utilize the Town' s water and sewer service system in the future, but is not allowed to hook up at this time. The W-3/S-3 service area includes property outside current Town Boundaries but within the Ultimate Town Boundaries. The W-3/S-3 designation does not indicate that property should be annexed, but if a decision to annex were made, the property would be permitted to connect to the Town water and sewer systems at a future date.

The W-5/S-5 or No Planned Service Area indicates land that is not recommended to ever be part of the Town' s water and sewer system.

The "year" designations are descriptive only and do not guarantee a property the right to connect to the Town' s water or sewer system within any time frame. Any property that is intended to be developed within the Town must be within the Existing Service Area or the 0-6 Year Service Area, or apply for a Water or Sewer Service Area Plan amendment in order to acquire the desired plan designation.

SCHOOLS

Schools

Both Carroll and Frederick County school systems serve Mt. Airy. Typically, the children attend schools in their respective counties. Mt. Airy students attend Twin Ridge Elementary, New Market Middle, and Linganore High in Frederick County. The Carroll County students in Mount Airy attend Mount Airy Elementary, Mount Airy Middle, and South Carroll High.

State funding requirements that often result in overcrowded conditions prior to authorization of funds for new construction have resulted in a condition whereby all of these schools operate near or above rated capacities. Most schools utilize portable classrooms to alleviate overcrowding until new construction or redistricting occurs.

Resident children are divided between Carroll and Frederick Counties, although they often live in close proximity to each other. Most municipalities the size of Mt. Airy have their own elementary and middle schools, and many have their own high schools. Mount Airy has not had a high school since 1967.

The Town's effort at lobbying for new school construction has resulted in a new elementary school adjacent to Watkins Regional Park. The new school is slated for opening in fall of 2005. The Town's next focus will be to support the efforts for a new middle school on the Carroll County side of Mount Airy, which is needed for both in-town development, and regional development northeast of the Town boundaries.

The high school for the Frederick County students also has capacity issues. Mount Airy's population and surrounding areas in Frederick and Carroll Counties could provide enough students for a regional high school located in Mount Airy. The location of a high school within the Town would be consistent with planning policies of both Carroll and Frederick counties, which have adopted policies to support the State of Maryland's "Smart Growth" legislation which advocates growth in and around the municipalities. Both Carroll and Frederick Counties continue to alleviate the Mount Airy school capacity problem by redistricting in each county rather than consider a regional solution in accordance with State policy to set school districts by County.



**ELEMENTARY SCHOOL CAPACITY AND
PROJECTED ENROLLMENT**

	State Rated Capacity	FTE* 2003	FTE 2004	FTE 2005**
Mount Airy Elementary	666	831 <i>125%</i>	886 <i>133%</i>	927 <i>139%</i>
Twin Ridge Elementary	676	724 <i>107%</i>	732 <i>108%</i>	740 <i>109%</i>

Source: Frederick County and Carroll County Schools Enrollment Projections 2002

*FTE is defined as full-time enrollment. ** Parris Ridge Elementary School to open in fall of 2005.

MIDDLE SCHOOL CAPACITY AND PROJECTED ENROLLMENT

	State Rated Capacity	FTE* 2003	FTE 2004	FTE 2005
Mount Airy Middle	638	611 <i>119%</i>	600 <i>117%</i>	602 <i>118%</i>
New Market Middle	900	820 <i>91%</i>	825 <i>92%</i>	818 <i>91%</i>

Source: Frederick County and Carroll County Schools Enrollment Projections 2002

*FTE is defined as full-time enrollment

HIGH SCHOOL CAPACITY AND PROJECTED ENROLLMENT

	State Rated Capacity	FTE* 2003	FTE 2004	FTE 2005
South Carroll High	1233	1194 <i>95%</i>	1186 <i>97%</i>	1230 <i>100%</i>
Linganore High	1305	1498 <i>115%</i>	1530 <i>117%</i>	1558 <i>119%</i>

Source: Frederick County and Carroll County Schools Enrollment Projections 2002

*FTE is defined as full-time enrollment



Twin Ridge Elementary School, Town of Mount Airy, MD- June 2003

The Town of Mount Airy should continue to work with both Frederick and Carroll Counties to correctly estimate the number of housing units currently in the pipeline so that any anticipated need in the school system may be properly programmed in the Board of Education Capital Improvements Program. These construction numbers are becoming increasingly important because the majority of residential housing growth will occur in municipalities to be in compliance with the State "Smart Growth" initiatives. Close monitoring is necessary to amend increasing student loading. Carroll County subdivision growth directly outside the Town limits is such that monitoring of the County' s Adopted CIP is also necessary to mitigate any oversight of the future school enrollments.

The Town should also actively support the requirement of land dedication for a school site, as part of the approval process for new subdivision developments. This strategy should be coordinated closely so that new school construction or school expansion can be rationally based on current and future growth projections for the Town.

PARKS AND RECREATION



Parks and Recreation

Park and recreation opportunities are available to residents from many sources. The Town owns and maintains seven parks; several private organizations own recreational fields, and both Carroll and Frederick County Boards of Education own recreational fields within the Town boundaries. Parks contribute to an active urban environment and can substitute for the perceived amenities of large lots in rural areas.

The Town Parks and Recreation Commission, however, is in charge of overseeing the provision of adequate parkland and coordinating use of Town owned fields. New residential developments must have a portion of their property dedicated to the Town for Parks and Recreation purposes, or the developers pay a fee-in-lieu into the Parks and Recreation Commission fund to be used to improve Town-owned park facilities. This dedication is the primary means by which the Town improves its park system, although the Town, through the State Program Open Space, purchases some physical equipment.

According to the National Recreation and Parks Association (NRPA), 10 acres of public park space should be provided for every 1,000 persons. Mt. Airy' s population is 6,400 as of the 2000 Census, and would require 64 acres of parkland according to this standard. An additional consideration is that many adjacent county residents use Town park facilities. The four town parks, Watkins Park, Prospect Park, East-West Park, and Summit Ridge Park total close to 100 acres, which is adequate to meet the standard.

The type of park and recreation activity provided is equally important. A variety of recreation options must be provided for all age groups. Such a range of options may include ballfields for organized team sports, tennis and basketball courts for couples or small groups, hiking and biking trails for individual exercise or leisure, and natural areas for sedentary activities such as fishing or bird watching. Tot lots should be provided at most public facilities within larger residential developments.

The Town has aggressively pursued the development of dedicated open space into active recreational areas. The town has had tremendous responsibility in providing adequate recreation facilities for regional participants to meet the demands for active recreation areas and the regional population within the surrounding environs. The volume of activity at these recreational areas involves needs for long-term and seasonal maintenance, parking facilities, repairs and security to prevent vandalism.

There is also increasing concern among subdivision residents about smaller community parks that are nestled among subdivisions. These parks end up being used regionally because they have active facilities located on them. In many cases this situation results in local parks being intrusive to the local residents directly adjacent to the park location.

The Town may look into restructuring its parkland dedication of 10% and require a monetary contribution in lieu of the parkland in every case. This new alternative would require developers to put needed facilities on a centrally located "regional park" of 40 - 50 acres. This would accommodate many different uses and many participants in both the Town and the county. However, there is still a need for neighborhood facilities to serve individual subdivisions.

Town of Mount Airy Park and Recreation Facilities			
Current Inventory of Town Owned Parks Facilities:			<i>Village Gate</i>
<i>East/West Park (5ac)</i>	<i>Watkins Regional Park (40ac)</i>	<i>Summit Ridge Park (7ac)</i>	<i>Park (6ac)</i>
baseball field	picnic pavilion	soccer field	2 tennis courts
playground equip	2 tennis courts	2 baseball fields	1 soccer field
nature trail	1 basketball court	parking area	walking path
parking area	walking/bike trail	playground equip.	parking area
basketball court	2 soccer fields, 2 baseball fields playground area, volleyball area skateboard park, horseshoe pit parking area, gazebo, sitting area, ice skate area		
<i>Prospect Park (10ac)</i>	<i>Wildwood Park (3ac)</i>	<i>Vest Pocket Park (1/2ac)</i>	<i>TwinRidge Park (5ac)</i>
roller hockey court	walking path	benches	1 Baseballfield (lighted)
playground	gazebo	passive recreation	1 soccer field
playground equip.	benches		
picnic pavilion			
horseshoe pit			
basketball court			
volleyball net			
Fishing Pond, pavilion			

The Mount Airy Youth Athletic Association (MAYAA) and other organizations have over many years, used the Fireman’s Carnival grounds for local league activities such as baseball, football, horse shows held by Mount Airy Saddle Pals and special playoff games. The schedule of these fields is extremely busy and very heavily relied upon to provide playing space. The Mt. Airy Volunteer Fire Company owns the carnival grounds privately. If any development of the land occurs, the community will lose the ballfields and football field heavily used by the town athletic associations. The Town should actively pursue an alternative location to replace those fields in the next five years.

Frederick County recently developed a plan for regional park facility, named the Old National Pike Park. This park lies four miles west of Mount Airy outside the Town of New Market. It is intended to serve the New Market/Mount Airy population. The master plan for the park, which has been formally adopted by the Frederick County Commissioners, includes several baseball and soccer fields, an extensive nature trail,

amphitheater, and public swimming pool. The park plans will be implemented in phases, as funding becomes available over the next decade.

There are always a variety of park types available within a certain community and demand for certain types of active recreation is greater in some locations than others. The Town of Mount Airy has the greatest need for regionally based baseball, soccer, and football fields. According to MAYAA, the need for a greater supply of baseball and soccer fields is increasing rapidly with the increase in population. It must be understood that the population around the Town has been growing just as rapidly. The local athletic associations rely on the cluster of in-town recreation facilities very heavily because the Town parks are centrally located.

Parks and recreation facilities are important to the perception of the Town's character. Attractive and accessible facilities encourage use and are symbols of civic pride. Town parks should be visible and accessible from public roads. Ideally public roads should line an edge of parks to provide visibility and accessibility. The landscaping and furnishing of park facilities should be done with quality and care.

Guidelines for Parkland Acquisition: There are general guidelines for creation of park facilities for a certain municipal population. Listed below are some general standards for providing parkland. A municipality should generally comply with these standards and monitor their acquisition of parkland over time to see if it meets the standard criteria.

<p>Neighborhood Parks -5 Acres/ 1,000 persons population/ <i>Average 1-10 acres</i> Services Area is 1/2 mile</p> <p>Community Parks - 10 Acres/ 1,000 persons population/ <i>Average 20-75 acres</i> Service Area is 2+ miles</p> <p>District/Special Use Parks - 10 Acres/ 1,000 persons population/ <i>Average 100+ acres</i> Regional Location</p>

There are also more specialized Regional/Resource types of Parks, which may traverse several counties and provide hiking, biking or camping opportunities. Two examples of this would be the Gillis Falls Watershed area located northeast of Mount Airy, and the Rails to Trails Greenway that is designated on the current Master Plan. Neither of these greenways is developed but both have been included in the long range planning projects at both the County and local level.



Rails to Trails Facilities Plan: The *rails to trails* right-of-way have been designated in the Mount Airy Master Plan for the last ten years. The actual trail pathway runs along the right of way for the old B & O railroad that travels from the center part of downtown Mount Airy to Watkins Park. The trail then is designated to continue across MD 27 to the east and run one more mile to the main line rail line

traveling east towards Baltimore.

This future “greenways” corridor that is designated in the comprehensive plan continues all the way from Mount Airy to Sykesville. It is also a designated greenways corridor in the Carroll County Comprehensive Plan. Bikeways have also been designated within the Transportation Chapter of this Master Plan but are coordinated with both the Frederick County and Carroll County Master Plans that show designated bikepaths and delineated trailways.



(RESERVED)

EMERGENCY SERVICES

Emergency Services

Fire Department: Mt. Airy depends on the Mt. Airy Volunteer Fire Company for fire, rescue, and ambulance service. Fire company personnel include 65 active volunteers and 14 part-time (day) paid emergency medical service providers. Three of the paid providers staff the station Monday through Friday from 8 a.m. to 5 p.m. and from 11 am to 11 p.m., one paid staff person works on the weekend. The new fire station, constructed in 1992, is located at North Main Street and Cottonwood Ave.

The “first due” service area, or area where the Mt. Airy Volunteer Fire Company is expected to respond first extends well beyond Town limits into both Carroll and Frederick Counties, and a small portion of Howard County. In addition, the Mt. Airy Volunteer Fire Department may be called outside the first due response area to assist departments in any of the four surrounding counties on “mutual aid” calls. Of the 1,900 calls annually, 51% were into Carroll County, 38% were into Frederick County, 8% were into Howard County and 3% were into Montgomery County.

Significant residential growth in the Town of Mount Airy has created a significant increase in calls. This increased volume coupled with a decrease in volunteerism (particularly weekdays 4 a.m. - 4 p.m.) has resulted in the need for increased paid staff. Because of the difficulties encountered with covering varied shifts with part-time employees, it is likely that in the future the company will need to hire full time employees. This need is especially evident for EMS trained personnel as the population increases. Recently the Town passed an ordinance making a \$1,000 fee assessed at the building permit stage, mandatory in order to provide for the local fire company’s future needs.

It is likely that continued growth inside the Town and surrounding area will result in the need for additional paid staff and a resulting increase in payroll and associated operational costs for the fire company. As of this time, the Town Fire Company receives limited funding from Carroll County for paid staffing, 25% of the payroll budget. With the limited funding from Carroll County for the payroll, the fire company will need additional funding from some source to cover the increase in personnel costs.

The fire company also is looking toward its future equipment needs. Increasing costs of standard equipment replacements is placing an additional financial burden on the operational costs of the fire company. The costs of fire apparatus and ambulances have increased dramatically over the past ten years. On average, the cost of purchasing new standard equipment such as an ambulance, fire engines and engine-tankers has increased 50%. The number of calls and increase in calls determine how often the ambulances need to be replaced due to standard wear and tear. With the current level of service provided to the Town and environs, ambulances will need to be replaced every three years.

The Town now has a number of commercial facilities (The Lorien Life Center for example), and a number of larger houses that have upper story windows and roof areas that cannot be accessed utilizing standard ground ladders. As a result, the Fire Company's operations plan includes a plan to purchase an aerial apparatus (ladder truck or tower). The cost of this equipment is significant, \$750,000, and directly related to the increased growth and density of the Town.

A particular burden has been placed on the fire company by nursing homes and similar facilities. Any type of facility that classifies as an assisted living facility or nursing home is required to provide a private ambulance and EMT service on site at all times. This requirement for those types of facilities to have a private company provide ambulatory services will prevent the town volunteer fire company from being seriously burdened by the number of daily calls to that facility. The closest hospital is a 36-mile round trip from Mount Airy.

Jurisdictional issues between Frederick and Carroll Counties also affect the fire company call area. There is a delay problem in service because the 911 calls are routed through two dispatch centers. All 911 calls originating in the Frederick County side of Mount Airy are routed.

One policy decision regarding fire and rescue safety that has been implemented by the Town Council is the requirement for installing residential sprinklers in all new houses. Statistics show that residential sprinklers reduce the number of fire-related deaths significantly. Another policy that may be implemented is a voluntary program whereby lock boxes are placed on commercial establishments. This would allow the fire company to enter into the premises in an emergency situation without the owner having to be present via telephone contact from Frederick ECC to Carroll ECC.

(RESERVED)

POLICE PROTECTION

Police Protection

Since 1975, the Resident Trooper Program has provided police protection for the town. The Maryland State Police instituted this program as a service to Maryland towns. Mt. Airy has five resident troopers assigned to protect the Town plus one more local trooper to provide for 24-hour coverage. Additional troopers are assigned to the Town upon request. State funding for the Resident Trooper has declined quite substantially in the last ten years, making the Town primarily responsible for funding the resident trooper program.

The ratio of officers to population is generally one position per 1,000 persons of population. As of 2003, the sixth officer was added to the resident trooper program to ensure protection of the 7,800 residents inside the Town limits. This will allow the Town to maintain an adequate ratio of officers to population.

The offices for the Mt. Airy Resident Troopers are currently located in the "Old Town Hall" located at the corner of Park Ave. and Main Street. Calls from the public are routed to the troopers via the "911" emergency telephone system. The troopers also assist with traffic and crowd control throughout the year for specially held public events.



SOLID WASTE

Solid Waste and Recycling

The Town of Mount Airy has been handling several forms of solid waste and recycling for the town residents for several years. Enacted State Legislation requires mandatory recycling; the Town created a Recycling and Sanitation Commission in 1990. Over the past thirteen years the commission has directed and monitored the sanitation and recycling activities of the Town. According to the Town Code, the Commission may have up to nine members and they are responsible for determining the appropriate means for trash removal, collection along with the monitoring and oversight of a town-wide recycling program.

The curbside recycling program has been in operation since 1992. All paper, glass, plastic, paper, and cardboard are picked up once weekly throughout town. Frederick County provided recycling bins for the town residents to use for their recycling articles. The Town provided bins for the Carroll County side of Mt. Airy. The total tons of recycling collected by our recycling contractor in 2000 were 1,722 lbs. for residential and 1,803.45 lbs. for commercial. On the average 144 lbs. of residential recycling and 150 lbs. of commercial recycling are collected each month.

The program has been well received by the community, and there are several “recycling” types of services that Mt. Airy has provided. The town, in conjunction with the Jaycees, holds bulk trash pickups in the spring and in the fall. The town residents utilize these services greatly. In spring of 2002, 21 tons of bulk items were collected within one day. Last winter in 2002, the Town also collected over 900 Christmas trees in a special pickup conducted for residents.

For nine years the town had provided as a service, a Yard Trimmings-to Mulch Center (YTTMC). The center was located in the Twin Ridge Professional Park. This industrial park is located in the *Frederick County* portion of Mount Airy. This facility over time had provided a location for both town and county residents to take their yard waste and trimmings to be mulched.

The Frederick County Government provided a grinding machine to mulch the yard materials. For the time the center had been open, an average of 1,300 to 2,300 yards of materials were processed. The total amount of yard waste mulched during 2000 was 11,930 yards.

Over time, odor and distribution problems became an issue for the town resulting from the level of use and the amount of yard waste created by the residents. It was discussed among town officials to see if an alternative site either in Frederick County, Carroll County or in the town could be secured. Several months of research were spent in trying to find an alternative site but no reasonable alternative has been found at this time.

The site was closed in 2001, with no alternative site located. The residents of the Town could utilize the yard waste sites at either the Frederick County or Carroll County landfill for their yard trimmings. Recently the Town has instituted yard waste pickup every two weeks on Saturdays during the summer months.

Other Public Services and Facilities

Other public facilities in Mt. Airy include the Mount Airy Library and Senior Center, the Mt. Airy Post Office, and Town Hall, which is the administrative offices for Town business and located in the old Library Building at 110 South Main Street.

Policy Recommendations:

Water and Sewer:

- 1. Add to the water system well #9 (Town Well) and #10 (Flickinger Property) as recommended by the Hyder Associates Water Study, 2000.**
- 2. Construct and complete the new water storage tank to supplement the Town storage reserve of water.**
- 3. Continue to require well site development as part of the annexation process for new residential land development.**
- 4. Institute water conservation policies when necessary during drought conditions.**
- 5. Continuously monitor the WWTP flow according to current MDE Standards.**

Schools:

- 1. Continue to work with Carroll and Frederick Counties to efficiently monitor current and projected town residential growth.**
- 2. Continue to lobby both Carroll and Frederick County for school improvements and new construction to serve the resident school population.**
- 3. Actively require land dedication for future school sites as part of the approval process for new subdivisions.**
- 4. Expedite the town development review process for any school-related projects.**

5. Promote the coordination of the Town and Board of Education to share school athletic facilities.

Parks and Recreation:

1. Work to establish the “Rails to Trails” path from the downtown to Watkins Regional Park.

2. Create policies that require developers to provide parking facilities with the parkland requirements for residential subdivisions.

3. Develop a connecting rail-trail south to the Twin Arch bridge. A trail should be developed alongside the South Branch of the Patapsco River. This trail should be coordinated with Carroll County, Howard County, and State of Maryland to reflect the “Greenways” corridor for the regional area.

4. Encourage a pedestrian route interconnecting the west and east sides of Town south of Prospect Road. This route should utilize sidewalks within existing road rights-of-way. If sidewalks along this route are not adequate, they should become priority projects when the Town considers such improvements.

5. Determine a location for an additional 40-50 acre regional park in close proximity to Watkins Regional Park. This would be developed as a Town “regional facility” where multiple recreational facilities could be built to serve the town and surrounding population.

6. Continue to provide pedestrian ways and bikeways within subdivisions to dedicated open space areas.

7. Do not allow any dedication of "unusable" open space to fulfill the Town of Mount Airy parkland dedication requirements.

8. The Town will work to increase the designated portion of open space.

Emergency Services:

1. Work with Frederick and Carroll Counties to determine a logical dispatch location to make the response time to alarms the most expedient.

2. Require that all private nursing home and assisted living facilities have private ambulance and EMT services on site at all times.

3. Continue to consider the needs of the Fire Department when reviewing commercial, industrial site plan layouts and residential subdivisions.

4. Require major subdivisions to have multiple access points to the Town of Mount Airy road network.

5. Monitor the population growth in order to adequately staff EMT staff at the Fire Company.

Police Protection:

Evaluate the criteria that determine the number of resident troopers that is adequate to serve the resident population. Ensure that an adequate ratio of officers to population is maintained at all times.

Solid Waste and Recycling:

1. Continue to educate the public about the advantages of recycling.

2. Make semi-annual bulk trash pickup financially feasible for the town.

3. Enforce fines for illegal yard waste dumping throughout town.

4. Find improved ways to deliver trash and recycling services to Town residents.

(RESERVED)